

CITY OF ANGELS
PLANNING COMMISSION
SUMMARY MINUTES

**Regular Meeting of Thursday June 14, 2012
City Fire House 1404 Vallecito Road
Angels Camp, California**

CALL TO ORDER

The meeting was called to order by Chairman Gary Croletto at 5:55 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Present: Chairman Croletto, Vice-Chair Griffin, Commissioner Rowe,
Commissioner Reesman and Commissioner Broeder

Commissioners Absent:

Staff Present: Planning & Building Director David Hanham and Deputy City
Clerk Jennifer Preston

APPROVAL OF MINUTES

1. Approval of the May 10, 2012 regular meeting minutes.

Page 2, Item 4, under Public Hearing Opened, 4th line down, change “then” to “that”.

Page 3, 6th paragraph down, change “2012-05” to “2012-06”.

Page 3, under committee reports, Item 5, 2nd line down, change “updated” to “updating”.

**MOTION BY COMMISSIONER ROWE AND DULY SECONDED BY
COMMISSIONER REESMAN AND CARRIED 5-0 TO APPROVE THE MAY 10, 2012
MINUTES AS AMENDED.**

RECOGNITION OF WRENAE ROWE

Chair Gary Croletto presented letter of proclamation to Wrenae Rowe.

VERIFICATION OF RESOLUTIONS

None

PUBLIC COMMENTS

OPENED AT 6:02 P.M.

CLOSED AT 6:03 P.M.

COMMUNICATIONS AND PETITIONS

None

PUBLIC HEARINGS

None

PLANNING COMMISSION MATTERS

2. Continuation of Site Plan Review 1329 S. Main Street APN 062-009-052.

Planning Director Hanham presented the staff report date June 7, 2012 and Resolution 2012-03 for the approval of a Site Plan Review for Project 2012-01, located at 1329 S. Main Street APN 062-009-052.

Mr. Robert Pedersen – 1329 S. Main Street

Mr. Pedersen stated that there will be no deck or gable added to the side of the house. Mr. Pedersen stated that he will be replacing windows and siding to restore the architecture of the house to the late 1800's. He has found different colors to choose from while remodeling, and has chosen a color scheme for the building. Mr. Pedersen passed out a rendering of what the house will look like after the restoration is completed.

The discussion that followed was a review of the new site plan drawings and the major concern was with the steepness of the grade that will be the garage access.

Corrections to Staff Report.

Page 1, under background, 2nd sentence, delete "review the architectural features of an historic building as well as".

Page 2, under analysis, under project site, 7th line down, change "north" to "south".

Page 2, under historical significance, delete entire first sentence. 3rd line down, change "Dr. Pasche House" to "Dr. Pasche's house". 5th line down, add "footprint" between "house" and "over".

Corrections to Resolution 2012-03.

Under the 1st whereas, add "Review" after "Site Plan".

Under the 4th whereas, add "17.60" after "Code Section".

Under Now Therefore, add "April 30, 2012" after "January 13, 2012".

Under findings, Item 3, add a space between "parking" and "setbacks".

Before "Passed and Adopted" change "of" to "on".

Under conditions of approval add "Review" after "Site Plan" in the title.

Item 2, delete "sewer, water, capital improvement fees, impact fees".

Item 3, delete "plans" and add "and irrigation".

Item 4, delete "shall" and add "must be approved by the Planning Commission and will".

Item 10, 4th line down, delete "of the developer".

Item 16, should read as follows "Final inspection and/or occupancy permit will not be issued without the completed City of Angels Planning Department conditions of approval sign off list."

Need letters from the City Engineer and Fire Marshall stating what their conditions of approval are.

MOTION BY COMMISSIONER BROEDER AND DULY SECONDED BY COMMISSIONER ROWE AND CARRIED 5-0 TO APPROVE THE SITE PLAN REVIEW FOR PROJECT 2012-01, LOCATED AT 1320 S. MAIN STREET (APN 062-009-052) AS AMENDED.

3. Planning Commission Priorities for 2012-2013.

Planning Director Hanham presented the staff report and Resolution 2012-07 Recommending to the City Council the Planning Commission Priorities for the 2012-2013 Fiscal Year.

The discussion that followed was concerned about what should be on the priority list and should not be on the list. The Mills Act was not chosen by the General Plan committee because they believed it was not appropriate for the City of Angels because very few properties within the City would be able to meet the historic integrity standards therefore it wouldn't be worthwhile to pursue something that might only benefit a handful of citizens.

The Planning Commission decided on eight measures to be placed on the priority list in the following order.

1. Develop a Business Attraction and Expansion Zone District
2. Update the Permitted Uses in Commercial Districts
3. Establish Standards and require Specific Plans (over 20 acres)
4. Update the Temporary Uses section of the Municipal Code
5. Develop a Right to Farm Ordinance
6. Update the Open Space Zoning District
7. Develop the Base District for the Special Planning Zone District
8. Draft Hillside Management Ordinance

Corrections to Resolution 2012-07.

Under the 5th whereas, add "8 measures" after "added" and then "measures" after "implementation".

Under Exhibit A add "Dated June 14, 2012".

MOTION BY COMMISSIONER ROWE AND DULY SECONDED BY COMMISSIONER REESMAN AND CARRIED 5-0 TO RECOMMEND TO THE CITY COUNCIL THE PLANNING COMMISSION PRIORITIES FOR THE 2012-2013 FISCAL YEAR AS AMENDED.

COMMITTEE REPORTS

4. General Plan Implementation Committee – Commissioner Rowe

Chair Croletto stated that the Commission covered this item under Planning Matters.

5. DAC – Commissioner Rowe

Commissioner Rowe stated that DAC has two major areas that they are working on, the first area is the destination part regarding visitors and tourism and the second part is the economic area regarding marketing materials on how to open a business in Angels Camp. Meetings are open to the public and they are held on the 2nd Tuesday of the month at 10:30 a.m. at the Fireside Room in Greenhorn Creek.

COMMISSIONER'S REPORTS

6. Action List – Chairman Croletto

Chair Croletto passed out Action List dated 6-14-2012. (see attachment 1)

STAFF REPORTS

Planning Director Hanham stated that the City will be submitting the encroachment permit application next week for the sidewalk project. The Façade Grant has opened up the bidding process. Funding for the traffic signal at Main Street and Stanislaus Avenue has been approved. The 2nd reading for the rezones is going to the City Council and the Off-Street Parking is being reviewed by the City Council and the Council wants a comparison done from what the old standards were to the new standards. There will be a budget workshop from 4 to 6 p.m. on June 19, 2012. The Historical Commercial and the Oak Tree Ordinances will be sent to the City Attorney for review.

MEETING WAS ADJOURNED AT 7:45 p.m.



Gary Croletto, Chairman

ATTEST:



Jennifer Preston, Deputy City Clerk

Attachment 1

City of Angels Planning Commission Action List
6/14/2012

[illegible]